



# **Building Consistency Meeting**

## **Residential**

Date: 6/4/2008 Recorder and minutes prepared by: Danny Wooten/Jeff Griffin

**Staff present:** Danny Wooten, George Rogers, David Williams, Mark Wyte, Jeff Griffin, Walt Nash, Andrew Demaury, Gary McCracken, Mike Brown, Rob Ellis, Andy Herring, Jeff Vernon, Ron Dishman, Howard Grindstaff, Kenneth Turull, Jacob Gregory, Scott Linhartt.

**Public present:** Hans Kasak/Harold Ingram/Greg Sloan (**Ryland Homes**), Daniel McBride (**Cunnane Group**), Kent Bublitz (**Public**); Anthony Rippy/Dale Strickland (**Eastwood Homes**); Warren Lambert (**DR Horton**); Jim Brodnik (**Mattamy Homes**); Jason Whitener (**Dienst Custom Homes**); Wayne Carter (**Evergreen Homebuilders**); Terry Cleary (**Meeting Street Homes**); Bob Mckee (**Ryan Homes**); Chris Tucker (**Southern Staircase**); Jeff Calvert (**CP Morgan**); Brian Tunall/Craig Jones (**Vicus Builders**); David Schwieman (**DR Schwieman, Inc**); Matthew Klapheke (**McCar Homes**); Tony Smith (**Hobart-Smith Construction**); Scott Dellinger (**Drafting & Design**); Brad Crysler (**John Weiland Homes**); Rob Merrell (**Griffin Masonry**); Marcel Papineau (**Intelligent Design Engineering**); John Meeks (**Apple Blossom Insulators**); Dave Reynolds (**Bldrs 1<sup>st</sup> Source**).

Topics/Subject	Decisions/Conclusions/Actions
<b>Old Business</b>	
None	
<b>New Business</b>	
2x4 handrails used at exterior applications and garages	<p>Distributed information about the use of 2x4 handrails in exterior and garage applications. This has been approved by the BCC and has made it through rules review and will be allowed effective immediately. Language has changed slightly by including garages and reads:</p> <p><b>Two Family Dwellings, Section R311.5.6.3. The proposed amendment is as follows:</b></p> <p><b>R311.5.6.3 Handrail grip size.</b> All required handrails shall be of one of the following types or provide equivalent graspability.</p> <ol style="list-style-type: none"> <li>1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1<sup>1</sup>/<sub>4</sub> inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6<sup>1</sup>/<sub>4</sub> inches (160 mm) with a maximum cross section of dimension of 2<sup>1</sup>/<sub>4</sub> inches (57 mm).</li> <li>2. Type II. Handrails with a perimeter greater than 6<sup>1</sup>/<sub>4</sub> inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 13/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1<sup>1</sup>/<sub>4</sub> inches (32 mm) to a maximum of 2<sup>3</sup>/<sub>4</sub> inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).</li> </ol> <p><b>Exception:</b> Exterior handrails (garages and areas exposed to the weather) shall not be more than 3-1/2 inches in cross-section dimension.</p> <p>David Smith/Second – Mack Nixon/Passed – The motion was passed usly.</p>

United way seminar	Discussed the Departments 2 <sup>nd</sup> annual United Way seminar event, this year's theme will be focused on the 2009 Code changes and will be a 2 day event. One day is dedicated to commercial changes and the other is residential, event dates are August 27 <sup>th</sup> & 28 <sup>th</sup> . More information on the event with participating vendor will be sent out by e-mail shortly. This will be a great opportunity to get updates on what will affect the way you do business.
Code change effective dates	Reviewed the effective dates of the next Code which will be January 1 <sup>st</sup> 2008 with a mandatory enforcement date of July 1 <sup>st</sup> 2009. As soon as Code books are available builders can submit plans for review under the 2009 Code. Books should be available in the last quarter of this year and the Department will advise as soon as they are in.
Code handbooks	The small residential handbooks produced by the Department for builder usage have been corrected and were handed out. This book will also be posted on our website shortly and can be printed on line, also available at the residential counter.
24" rule on windows beside double doors	Question asked about a window beside a double door and is the window required to be tempered 24" from the stationary side of the door? A door unit that is made up of double leaflets should be looked at as any window within 24" of either panel in the overall unit within the same plane should be tempered regardless of active or stationary panel location. One of the issues of concern noted in some of the national research has to do with people running towards where they know a door is located in a fire event where vision is limited.
Footing rebar	Question asked about the requirement for steel in footers. The Department policy has been that if the plans don't require reinforcement and as per the residential code they are not required, then we would not regulate the installation of the rebar. Designers can list on their plans statements like "2-#4 rebar recommend but not required" and this will not be regulated by the Department. This is an issue above Code minimum requirements and can be installed at the discretion of the builder.
Poured foundation wall access	Question asked about foundation access for viewing, does a foundation contractor need to leave a ladder on site for a inspector to go up and look into the forms to verify required steel placement and that all debris has been removed. Access for viewing is the requirement of the permit holder or builder and reasonable access should be provided. If a walk board is safe to walk across and view that will be ok otherwise builder will need to have a ladder on site to safely inspect the foundation prior to concrete pour. This is only on basement walls that require steel reinforcement, a plan concrete wall only requires a foundation inspection after concrete placement and forms have been removed.
Electronic plan submittal	No new information was available at this meeting, work is still underway to get this up and running along with training sessions as needed. The Department will continue to advise status of this program.
Walkway over pool area	Question asked about walkway built over a pool and the requirement of a guardrail due to drop off. The significant issue in this example was that the walkway would be more than 30" above bottom of the pool and water level at walkway is below even the definition of a pool which requires at least 24", contractor indicated only about 9" at this area. In

	<p>this specific example water depth and height of walkway would create a safe concern and a guardrail system would be required. Because of the nature of a pool where water may be removed and pool sit empty the allowance for less than 6' drop off on piers to the waters surface (not having guards) could not be used.</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------